

Antony Building

6955 146th Street West
Apple Valley, MN 55124

FOR SALE



PROPERTY OVERVIEW

The property is a mixed use, free standing building currently being used for office, warehouse, shop and technical areas. Flexible zoning allows for Industrial, limited retail and office uses. The newer building has flammable waste trap and trench drains.

LOCATION OVERVIEW

The building is located off Galaxie Avenue, a 1/2 mile north of County Rd 42 in South-Central Apple Valley, near newly developed area in the city which includes the Fischer-Marketplace shopping area, anchored by Menard's, Sam's Club, and Kohl's and big box stores Michaels, and Bed, Bath and Beyond.

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|------------------|-----------------|
| Office & Tech | 3,499 SF |
| Shop & Warehouse | 5,458 SF |
| Steel Mezzanine | <u>1,460 SF</u> |
| Total | 10,417 SF |

| | |
|------------|--------------------|
| Occupancy | 100% Three tenants |
| Year Built | 1986 |
| Expansion | 1998 |

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|--------------|--|
| Acres | .48 |
| Asphalt Area | 6,500 SF |
| Electrical | 200 Amp 3 phase |
| Clear Height | Original Building: 11' Expansion: 19.75' |
| Loading | Two (2) drive-in doors |
| Zone | I-1 Light Industrial |
| 2018 Taxes | \$19,967.22 |

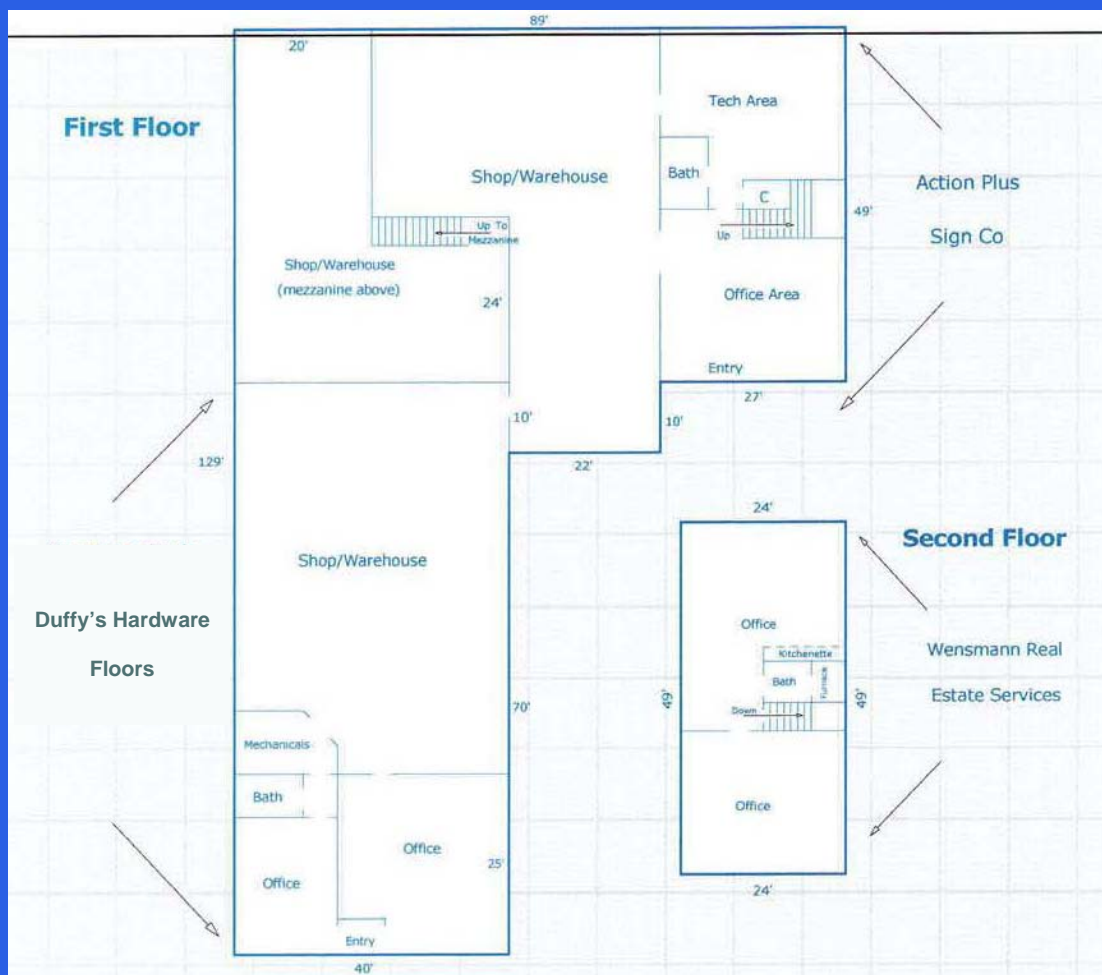
Jeff Houg | jhoug@ummc.co | 763-951-7564 | www.ummc.co



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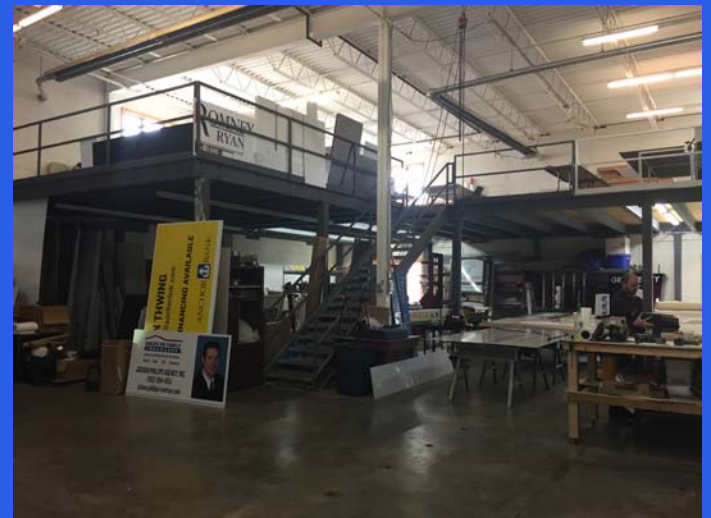
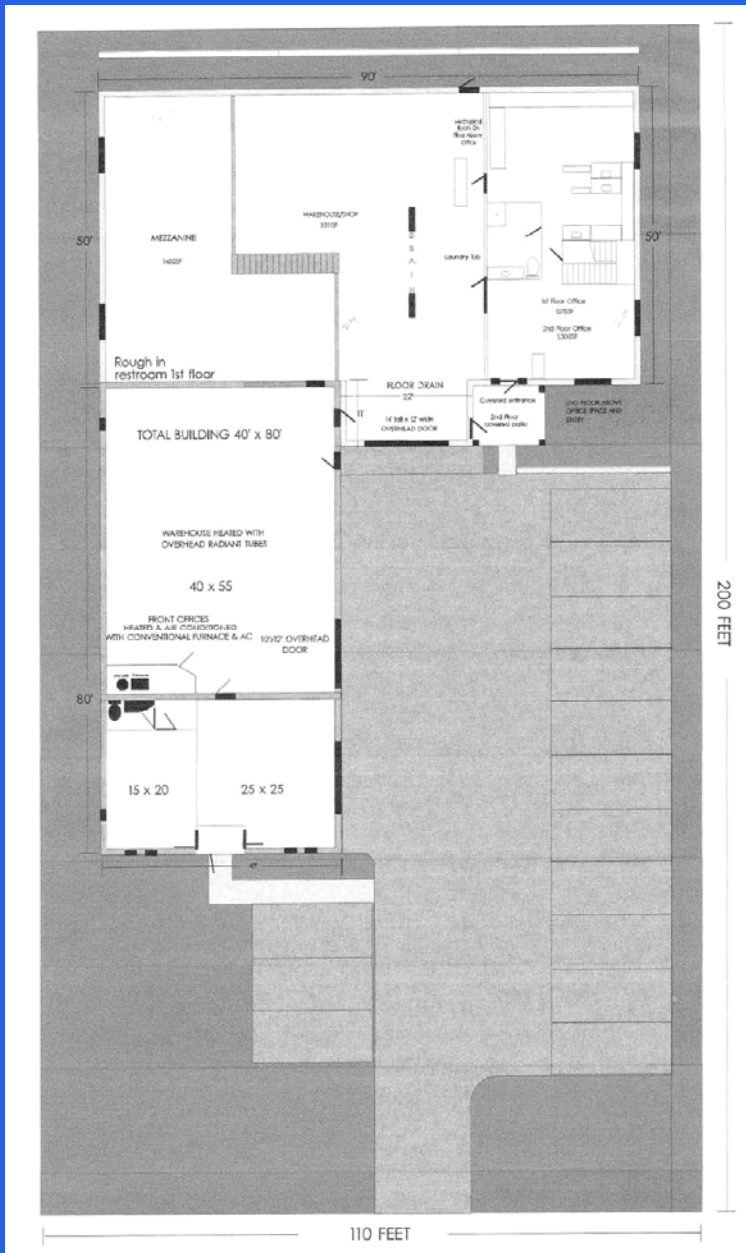
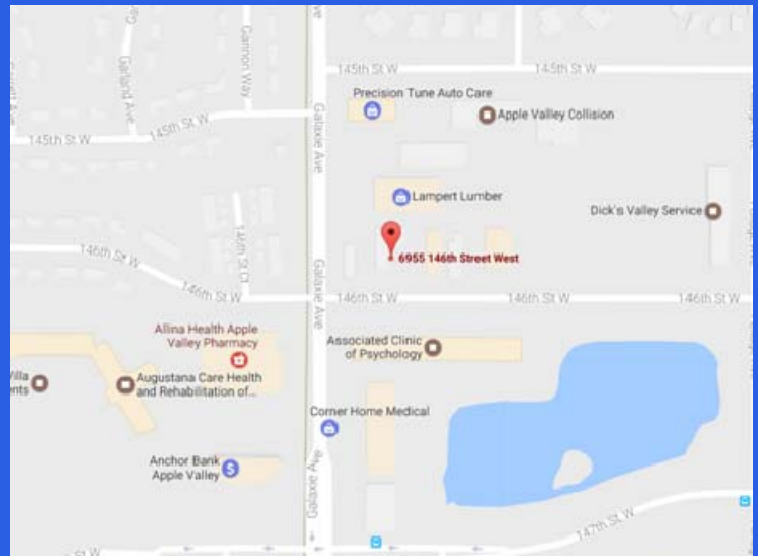
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